

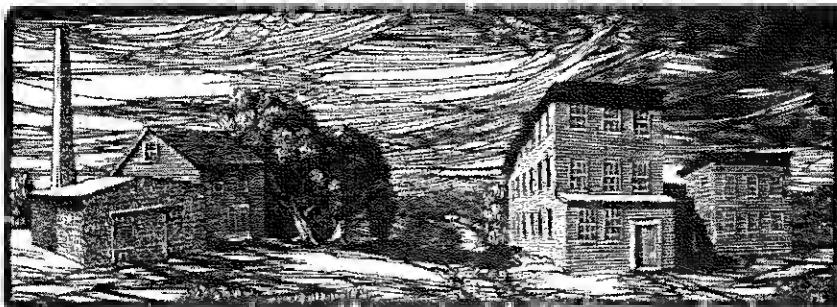
**COMMUNITY PRESERVATION COMMITTEE APPLICATION
FROM THE
SCHWAMB MILL PRESERVATION TRUST, INC.**



**PROPOSAL FOR FUNDING OF NEW ROOF
FOR PRESERVATION OF THE OLD SCHWAMB MILL BARN
OLD SCHWAMB MILL, 17-18 MILL LANE, ARLINGTON, MA 02476**

FEBRUARY 22, 2016

2016 CPC Application from THE OLD SCHWAMB MILL



THE OLD SCHWAMB MILL AT THE FOOT OF THE ROCKS
17 Mill Lane • Arlington, Massachusetts 02476 • Telephone 781-643-0554

February 20, 2016

Community Preservation Committee
c/o Adam Chapdelaine, Town Manager
Robbins Memorial Town Hall
730 Massachusetts Avenue
Arlington MA 02476

Dear Committee Members:

On behalf of the Board of Directors of the Schwamb Mill Preservation Trust, Inc., I am pleased to present this application for Community Preservation Act funds to assist the Mill in its mission of preservation. The project described in the application is to replace the wood shingle roof and trim on the Mill's Barn, a structure pre-dating the Mill itself and a key part of the Schwamb manufactory for over a century.

Today the Barn stands as a rare architectural survivor from Arlington's early history and a beautiful wooden structure alongside the Mill Brook. Historically, the Barn played vital part in the Schwamps' frame-making operation, housing its steam engine and supply of hardwoods.

Our application includes supporting information, including the attached report from a preservation architect. We look forward to answering specific questions that you may have.

The Community Preservation Act will make possible many improvements in the Arlington community and in the lives of citizens and visitors. This proposal, we believe, can contribute to these goals in many ways.

Sincerely,

Dermot Whittaker, President
Schwamb Mill Preservation Trust, Inc.

DIRECTORS OF THE SCHWAMB MILL PRESERVATION TRUST, INC.

Dermot Whittaker, President	Mark Spengler, Treasurer	Jennifer G. Aszling, Clerk	
Rose Austin	Grace M. Dingee	Janet O'Riordan	Wayne A. Schwamb
Reed Snyder	Doreen F. Stevens	Robert B. Tanner	

2016 CPC Application from THE OLD SCHWAMB MILL

Community Preservation Committee Town of Arlington CPA Funding 2016 Application

One (1) electronic copy and three (3) hard copies of the completed Application must be submitted to the CPC by no later than Noon on February 22, 2016 in order to be considered for the 2016 Annual Town Meeting, with the electronic copy sent to: EMargolis@town.arlington.ma.us and the hard copies to: Community Preservation Committee, c/o Adam Chapdelaine, Town Manager Town of Arlington, 730 Mass Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received.

Project Title: Funding of New Roof for Historic Preservation of the Old Schwamb Mill Barn

Applicant: Schwamb Mill Preservation Trust, Inc.

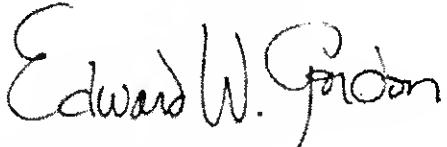
Contact: Edward W. Gordon, Museum Administrator

Organization: Schwamb Mill Preservation Trust, Inc.

Mailing Address: 17 Mill Lane, Arlington MA 02476

**Telephone: 617-872-9001 Edward W. Gordon
781-643-0554 Old Schwamb Mill Tuesday and Saturdays only, 11 am to 3 pm**

Email: edwardwgordon@aol.com

Signature:  Date: February 20, 2016

CPA Category (check all that apply):

Community Housing **HISTORIC PRESERVATION** Open Space Recreation

Amount Requested: \$20,000.00

Total Project Cost: \$20,000.00

2016 CPC Application from THE OLD SCHWAMB MILL

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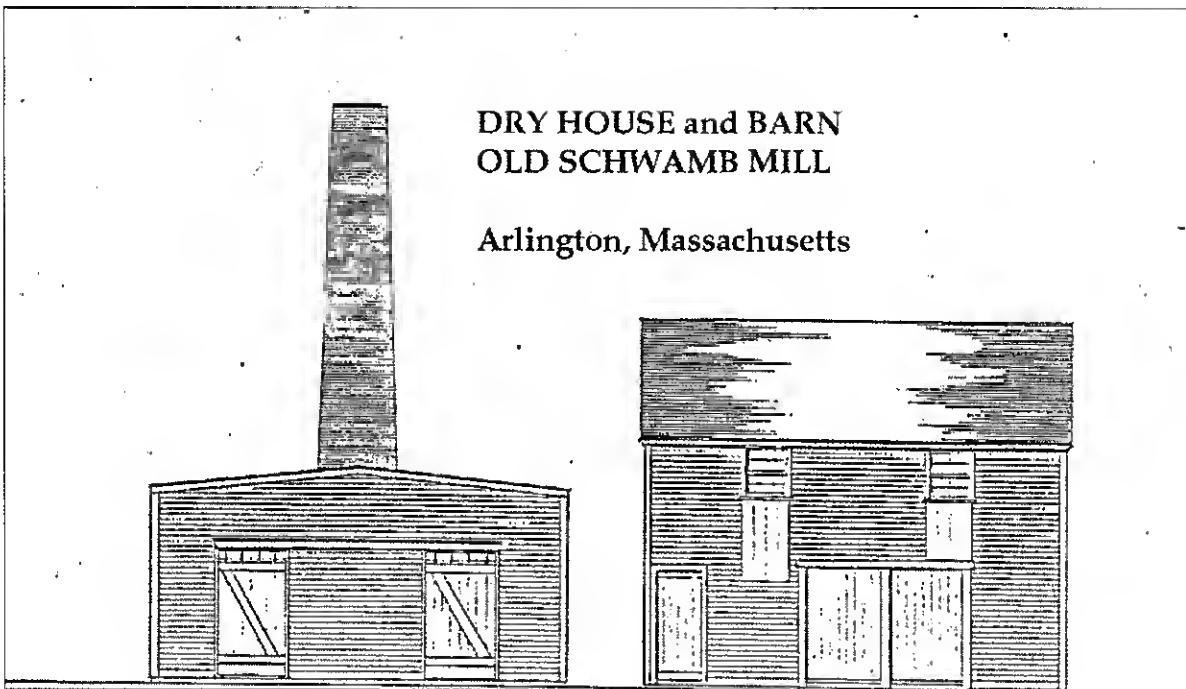
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The complete exterior envelope report for the Barn and Dry House by preservation architect John V. Goff is sent as a separate attachment and included in the printed application.

2016 CPC Application from THE OLD SCHWAMB MILL

1. PROJECT GOALS

The Schwamb Mill Preservation Trust, Inc., a charitable and educational non-profit organization, seeks funds from the Community Preservation Committee to replace the wooden shingle roof and trim on the Barn, the oldest structure in the Old Schwamb Mill complex. To preserve the integrity of this historic building, an intact roof is a necessity. Our request to the CPC is \$20,000.00 in funding for this important project.



THE BARN AT THE OLD SCHWAMB MILL

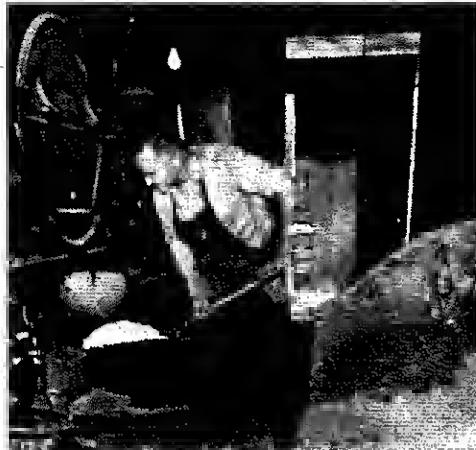
Listed in the National Register of Historic Places since 1971, the Old Schwamb Mill (OSM) is the oldest, continuously operating mill site in the United States. The main building occupies a mid-seventeenth century mill site used for sawmilling, grist milling, and spice production before being converted exclusively to oval picture frame production during the Civil War.

The three buildings that make up the Old Schwamb Mill complex are a unique set of structures. The Barn, framed with heavy timbers and mortise-and-tenon joints, was acquired by the Schwamb family when they purchased the Mill and associated water rights in 1864. It predates the main Mill building itself. In 1873, the Schwamb family repositioned the barn to house the Mill's steam engine, its second power source, to supplement

2016 CPC Application from THE OLD SCHWAMB MILL

the traditional water wheel. The Barn housed at least two different steam engines between 1873 and 1948, when steam power was discontinued. An underground drive shaft, still operable, connects the Barn to the main Mill.

The nearby Lexington and West Cambridge Railroad brought native and imported hardwoods to the Schwamb manufactory where they were kiln-dried in the neighboring Dry House, then sorted and stored on both floors of the Barn before transfer to the main Mill building for final cutting, finger-jointing, turning, and finishing.



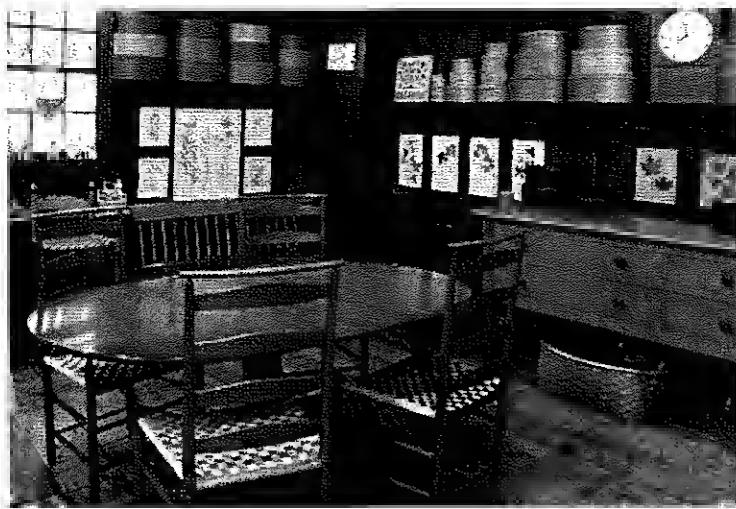
BEHIND-THE-SCENES TOURS OF THE OLD SCHWAMB MILL BASEMENTS

**SATURDAY
FEBRUARY 13
&
SATURDAY
FEBRUARY 20
2016**

2-3 PM

Today the Old Schwamb Mill, a living history museum, still employs an artisan to turn handmade oval and circular frames. The Mill buildings anchor approximately one-half acre in Arlington Heights with grass, brook, and garden areas. The two outbuildings, the Dry House and Barn, contribute both authenticity and ambience. The gentle garden and rushing brook, running freely behind the Mill, afford Arlingtonians and visitors oasis-like open space. While the upper floors of the Barn now house a commercial tenant, Shaker Workshops, the basement is part of a new Old Schwamb Mill tour. In a two year effort, Mill directors have organized materials in the basements of the main Mill building, the Dry House, and the Barn to tell more of the story of the machines and power systems that were part of early industrial development along Arlington's Mill Brook. In the Barn basement is the cast iron base and the drive shaft of the Houston, Stanwood and Gamble 10 x 14 "Class A" steam engine. This area is of particular interest to steam enthusiasts and industrial archaeology groups. As of February 2016, visiting tourists can now see the very foundations of the Old Schwamb Mill story in all three buildings. Barns like this, once widely in evidence in Arlington, are now a rarity. The Barn is an elegantly simple building, a wooden structure that gives depth and crucial context to an essential part of Arlington's history.

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Shaker Workshop Display in the Old Schwamb Mill Barn

The Barn, most likely of 18th century origin, houses the single retail showroom of Shaker Workshops, an international mail order catalogue business offering reproduction Shaker-style furniture and accessories in kits and finished form. Over 9,000 customers visit annually from throughout the Boston area to shop and pick-up their online purchases. Offering space for a small specialty retail shop provides the Old Schwamb Mill with a revenue stream and the Town of Arlington with “sales imports”—it attracts shoppers from the larger Boston metropolitan area-- another Master Plan recommendation.

2016 CPC Application from THE OLD SCHWAMB MILL

2. COMMUNITY NEED

The Master Plan Goals for Historic & Cultural Resources seeks to maintain, protect, preserve, and promote historic and diverse cultural resources in all neighborhoods. In addition, the "A Vision for Arlington" portion of the Master Plan considers "Stewardship and promotion of our historic heritage" to be critical.

The Mill is historically significant both as a 19th-century picture frame manufactory that survives intact from the Civil War era, and as a complex of three buildings (the main Mill Building, the Barn, and Dry House), which together utilized water power and steam power more than 100 years ago to convert walnut, oak, cherry, and other North American and tropical hardwoods into finely crafted natural wood and gilded frames during America's "Gilded Age."

Since 1969, the Schwamb Mill Preservation Trust, Inc., one of three local nonprofit charitable educational organizations in Arlington, has maintained the Mill, the Barn, and the Dry House for preservation and "living history" museum purposes.



THE OLD SCHWAMB MILL AT THE FOOT OF THE ROCKS
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A VITAL HISTORIC RESOURCE

In 1969, the nonprofit Schwamb Mill Preservation Trust, comprised of four residents active in conservation matters, organized to rescue the Mill, the Barn, and the Dry House—one of the first examples in the country of grassroots historic industrial preservation. The Mill buildings are rare as vernacular architectural survivors that have maintained continuous industrial operations since establishment at this location by Charles Schwamb in 1864.

Crucial to the preservation effort and the historic value of the site is the preservation of the Mill and the two outbuildings. The Barn and the Dry House are physically connected to the Main Mill building via underground drive shafts and conduits. Understanding the intrinsic relationship among the three structures is

2016 CPC Application from THE OLD SCHWAMB MILL

turn connects us and visitors to our shared past. The Old Schwamb Mill is a community anchor with all that implies for the robust commercial and cultural health of Arlington Heights.

The Old Schwamb Mill and its many public programs exemplify the following goals from the Arlington Master Plan.

EDUCATION

We value learning for all Arlington citizens. We are responsible as a community for educating our youth and providing all ages with opportunities for educational growth.



*Preschoolers from Leslie-Ellis School walking up Mill Lane
after a May Field Trip to the Old Schwamb Mill*

The grounds and buildings of the Old Schwamb Mill attracted almost 2,000 visitors in calendar year 2015, and many of these visitors were Arlington's youngest citizens who were mesmerized by both the splashing of the brook and the drama of the spinning wood-and-metal lathes and leather belts. The Mill offers personalized tours, emphasizing its role in the early American economy with demonstrations of our frame-making operation. More than 1,000 Ottoson Middle School 7th grade technology students—a group in addition to the total number of visitors cited above—have toured the Mill as part of their curriculum on manufacturing technologies over the past decade.

International visitors from Canada, France, Germany, Iceland, Mexico, the Netherlands and the United Kingdom have toured the Old Schwamb Mill complex. Our out-of-state visitors last year included travelers from Arizona, California, Florida, New Mexico, Oklahoma and Oregon, as well as the New England and Mid-Atlantic States.

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Special tour groups within the past few years have included the Bedford Council on Aging, the New York City-based Initiative in Arts and Culture, a Mennonite homeschool group of Mendon, the German-American Business Council of Boston, and a Smith College Alumni Group—among others.

The Mill represented Arlington in the Freedom's Way Heritage Association's Hidden Treasures Weekend program of May 2015. (Freedom's Way is a National Park Service affiliate that encourages heritage tourism in 45 participating communities in eastern Massachusetts and southern New Hampshire.) During this special weekend, Old Schwamb Mill volunteers offered talks on Boston-area buildings with German connections as well as mill tours and three receptions.

We have been featured on WGBH's *This Old House*, broadcast to a national television audience, which led directly to increased visitation to the Mill as well as local businesses—especially area restaurants. Feature articles about the Mill have appeared in such national publications as *Fine Tool Journal* and *Woodworker's Journal*. The Mill is one of the most-photographed buildings in Arlington which provides the town free, positive publicity in addition to highlighting Arlington's role in preserving important historic sites.

The Old Schwamb Mill has generously hosted a variety of community groups. These events included receptions for the Arlington Bike Committee, League of Women Voters (Arlington Branch) and the Arlington Chamber of Commerce. This fall we collaborated with the Town of Arlington's Arts and Culture liaison, Amy Mongeau, to produce a very well-attended Crafts Fair featuring local crafters.

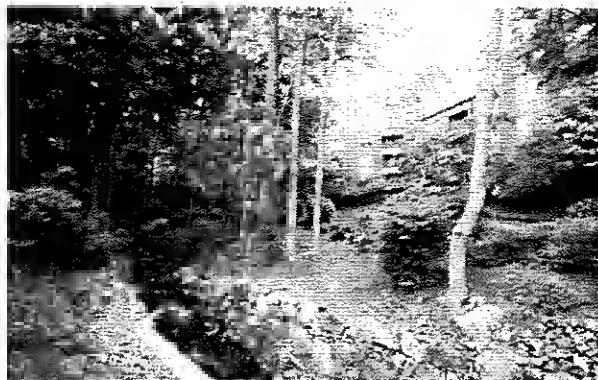
THE ENVIRONMENT

We value the physical beauty and natural habitats of our Town...as they contribute to the well-being of our Town.

A Heritage Landscape Study of The Massachusetts Department of Conservation and Recreation identified Mill Brook as a priority landscape because of its deep historic and cultural roots.

The Barn, as an important element of the one-half acre Old Schwamb Mill complex, stands as a tribute to the town's goal of preserving and maintaining meaningful material ties to the Arlington past in an open setting for the enjoyment of all. The location of the Barn, nestled next to Mill Brook and close to the Minuteman Bikeway, enhances the role that the property plays in increasing the positive livability of this neighborhood of Arlington. The Mill's founding trustee, Patricia Fitzmaurice (1923-2001) designed the eight interpretive signs, featured along the Minuteman Bikeway, which were produced at no cost to the public by a Mill-solicited donation from RCN.

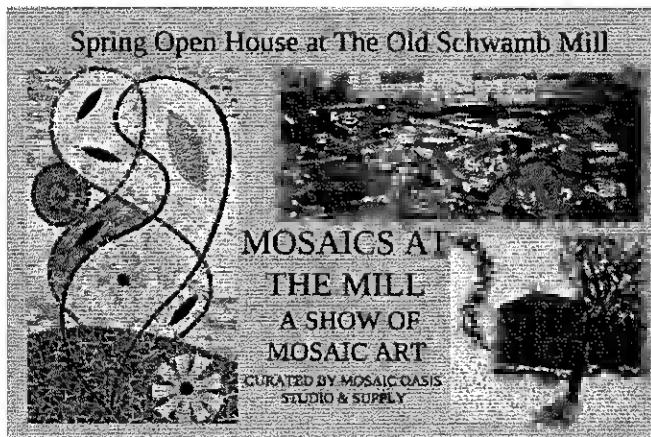
2016 CPC Application from THE OLD SCHWAMB MILL



The Mill Brook runs along The Old Schwamb Mill

CULTURE AND RECREATION

We value the many opportunities to meet, play and grow in Arlington while treasuring and preserving our unique historical resources. Our social, cultural, artistic, historic, athletic, recreational, and other community groups strengthen Town life. We will be known for the breadth and richness of our resources and activities available to Arlington citizens.



The "Mosaics at the Mill" art show (sponsored by Arlington's Mosaic Oasis) held in conjunction with the Mill's Spring Open House, attracted standing-room-only visitors throughout the day.

The vision statement of Arlington's Master Plan emphasizes the stewardship and promotion of our historic heritage. The plan states: "Historic Resources are the physical remnants that provide a visible connection with the past. These include Arlington's historic buildings and structures, objects and documents, designed landscapes, and cemeteries." The Old Schwamb Mill is a working, living history museum that honors the industrial legacy of the Mill Brook and occupies the third historic mill privilege along this waterway.

Our art exhibits feature the works of artists drawn primarily from the creative communities of Arlington and surrounding cities and towns. Similarly we hire local musicians for two or more annual performances, one of

2016 CPC Application from THE OLD SCHWAMB MILL

which will be supported by the Arlington Local Cultural Council, a program of the Massachusetts Cultural Council, this year.

The Barn, an intrinsic constituent of the Old Schwamb Mill, is vital to the OSM's identity as a special destination to those interested in the arts, culture and history.

BUSINESS

We value Arlington's diverse and accessible mix of merchants and service providers. We will be known for our vibrant, attractive commercial centers supporting the primarily residential and historic character of the Town.



MBTA Bus Number 77 bringing commuters to Arlington Heights.

The value of the Old Schwamb Mill is significant for its current and potential role in supporting cultural tourism, particularly in relation to its historic significance. By preserving the Barn's integrity as a cultural resource, Arlington will be able to offer both residents and visitors the opportunity to appreciate its uncommon place in our town's development. In particular the health and well-being of the Mill complex adds to the vibrancy of the Arlington Heights area, generating support for the stores and restaurants located here as well as throughout the town.

The entrepreneurial element of the Mill is two-fold: the healthy frame business generates monies that support the Mill's activities, and the rent income from Shaker Workshops, our Barn tenant, and Masterwork Conservation, our Mill tenant, is vital to the economic health of the Mill; no one part of the complex thrives without the good health of the others.

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3. COMMUNITY SUPPORT

We are pleased to present letters of support from prominent member of the Arlington community.

- Richard Duffy
- Lenore and Howard Winkler
- Marjorie Cohn
- John Mirak
- Adria Arch
- Gary Blanchette
- Donald Marquis
- Greg Porfido

Their letters of support appear beginning on page 30.

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4. PROJECT DOCUMENTATION

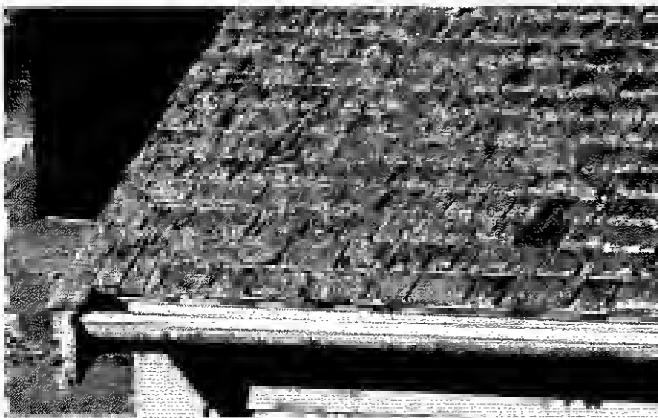
These images of the Barn Roof show the deterioration of the roof shingles.



Full view of Barn roof.

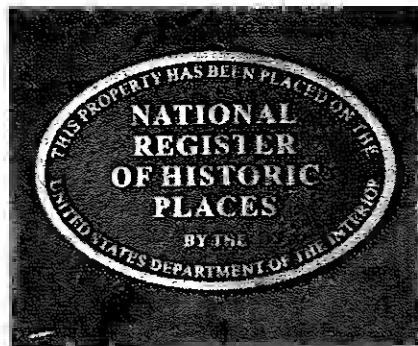


Barn Roof South Top: Right



Barn Roof South Bottom: Right

2016 CPC Application from THE OLD SCHWAMB MILL



Title: Old Schwamb Mill

National Register Information System ID: 71000081

Applicable Criteria: EVENT

Architectural Styles: NO STYLE LISTED

Architects: Unknown

Areas Of Significance: INDUSTRY

1900-1924

1875-1899

Periods Of Significance: 1850-1874
1925-1949

1860

Significant Years: 1870

1900

Resource Type: BUILDING

Related Collections: National Register of Historic Places Collection

Resource Format: Pdf

File Size (bytes): 22151

Date Published: 10/7/1971

Parks: National Register of Historic Places

State: Massachusetts

County: Middlesex County

Locations: Arlington ; 17 Mill Lane and 29 Lowell St.
MASSACHUSETTS ; Middlesex ; Arlington

Asset ID: 90701150-b822-494a-ac49-a4c1c35eba16

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Massachusetts Cultural Resource Information System MACRIS

[MHC Home](#) | [MACRIS Home](#)

[Login](#)

For more information about this page and how to use it, [click here](#).

Inventory No:	ARL.33 IN
Historic Name:	Old Schwamb Mill
Common Name:	Millbrook Art Center
Address:	17 Mill Ln
City/Town:	Arlington
Village/Neighborhood:	Arlington Heights
Local No:	19; 558
Year Constructed:	r 1860
Architect(s):	
Architectural Style(s):	Not researched
Use(s):	Art Gallery; Grist Mill; Industrial Complex or District; Museum; Saw Mill; Woodworking Mill
Significance:	Archaeology, Historic; Architecture; Education; Engineering; Industry
Area(s):	
Designation(s):	Nat'l Register Individual Property (10/7/1971); Preservation Restriction (11/5/1975); Preservation Restriction (6/23/1999)
Building Material(s):	Roof: Asphalt Shingle Wall: Wood Clapboard; Asphalt Shingle; Wood Shingle; Wood; Timber Foundation: Stone, Uncut; Brick; Granite

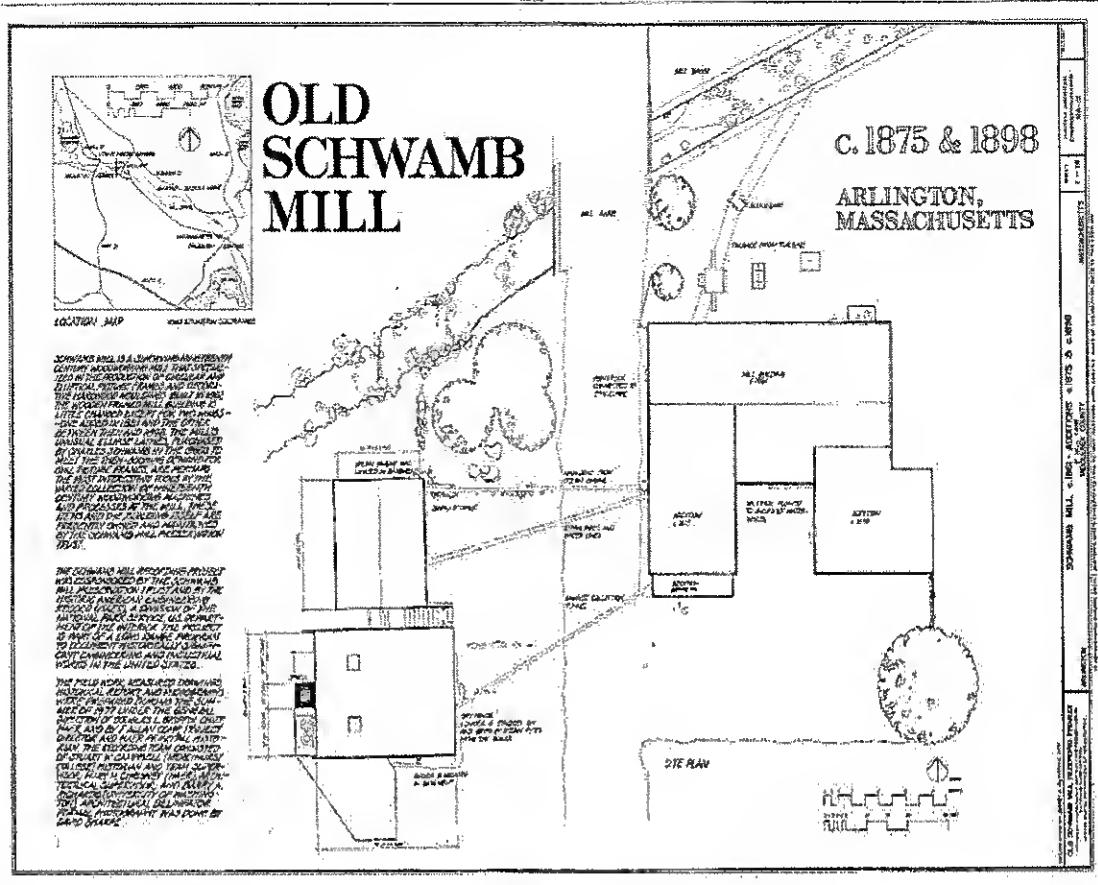


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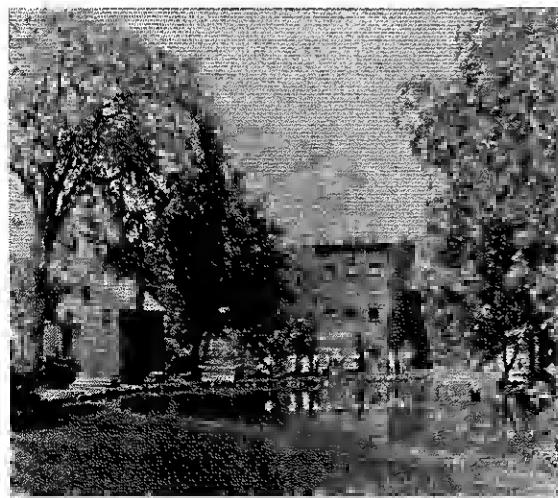
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URL: <http://mhc-macris.net/Details.aspx?MhcId=ARL.33>

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From HAER at <http://www.loc.gov/pictures/collection/hh/item/ma1024/>



The Barn and Mill Building in 1907

The Charles Schwamb two-story lumber storage Barn, flanked by one-story Dry House, and three-story Main Mill building, ca 1878.

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An official architectural survey documenting the need for a new roof on the barn was conducted in 2013. See attached "Exterior Envelope Survey for Mill Buildings" prepared by John V. Goff, M.Arch, dba, Historic Preservation & Design, Salem, MA, dated October 2013.

The most relevant entry from page 11 appears below.



Barn: East Elevation

Barn: East Elevation (view from Mill 2nd floor)

Problems:

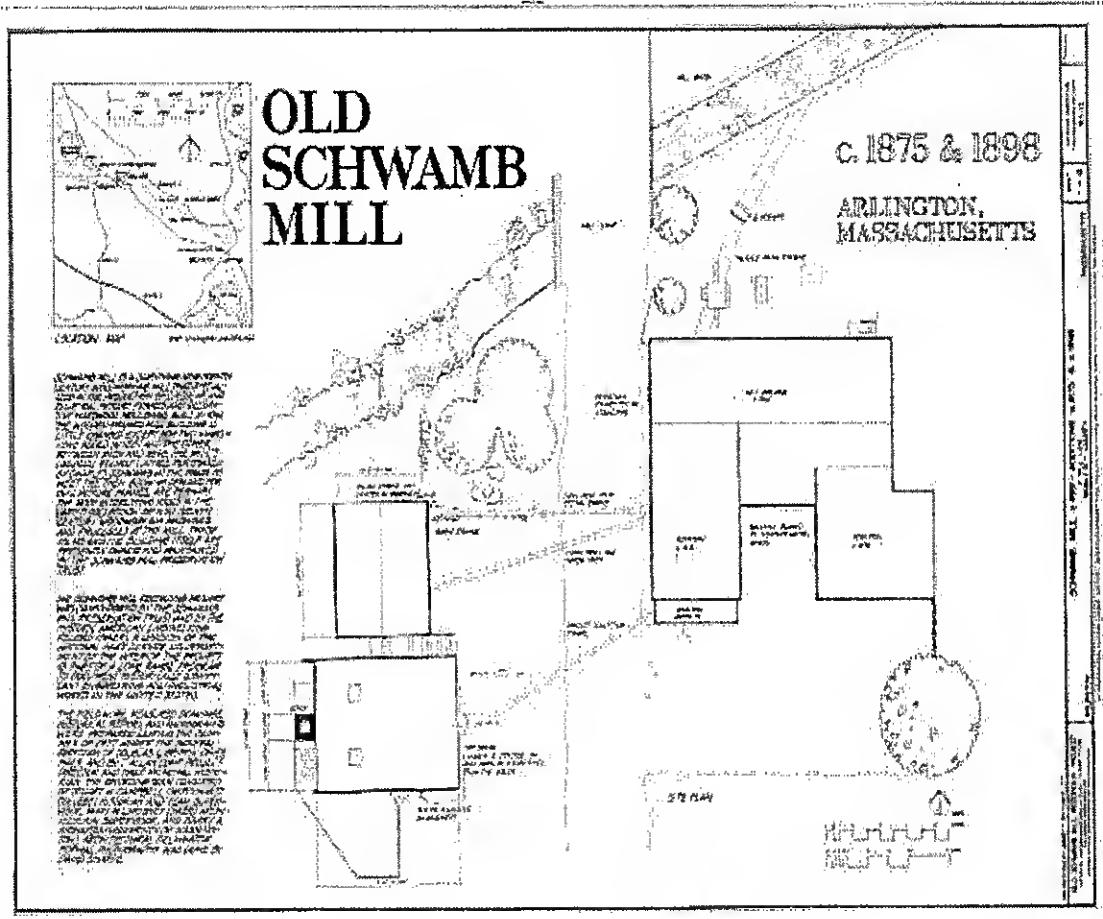
- Gutters clogged with leaves
- Roof of wood shingles is extremely old, eroded, and damaged with moss growth, etc.—**ROOF NEEDS REPLACING.**
- Red building paint is faded to pink-purple and chalky finish---**WALLS NEED REPAINTING**
- Blistering and peeling paint in many areas and
- Trim rotted in many areas—**TRIM REPAIR WORK** needed.
- Light fixture damaged over steps south of building.

Items 1, 3, 4 and 6 (gutters, building paint, light fixture) have all been addressed in the Mill's normal ongoing upkeep.

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- The Schwamb Mill was the subject of a Historic Buildings Survey, an Engineering Record, and a Landscapes Survey in 1977, sponsored by the National Park Service. The drawings, photos, and reports are on repository with the Library of Congress.

They are online at: <http://www.loc.gov/pictures/collection/hh/item/ma1024/>



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5. TIMELINE

Replacing the roof of the Barn (the building that housed the Schwambs's steam engine) is a straightforward task. As architect John Goff reports and the photos above illustrate, shingles are visibly warped and split and should be replaced before leaking causes damage to the structure and its contents.

The rafters and decking boards are visible from below. We do not anticipate that any substantial amount of work will be required for the substructure..

Replacing the shingles will require several days of work by a roofing crew once we have a commitment for funding and the Town issues a building permit. The entire job including protection of plantings, removal of old shingles, disposal, rain protection, installation of new shingles and edging, repair of trim boards, weather coating and site cleanup, will take fewer than eight working days of good weather.

Our goal is to begin the project in the summer of 2017 or sooner as resources allow.

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6. CREDENTIALS

The Board of Directors of the Schwamb Mill Preservation Trust, Inc., operates an effective, efficient non-profit. The directors devote many hours as unpaid professionals to the goal of preserving the Old Schwamb Mill complex. The Board currently includes ten directors with a broad range of professional and personal expertise. Active involvement with the Mill (maintenance, finances, research, curatorial/archival work, event planning, landscaping, and communication, etc.) averages eleven years for these directors; their cumulative Mill experience is nearly 120 years.

As of today, tenure on the board itself ranges from one to ten years. Abilities represented by board members are in the following important areas: finance (2), engineering (2), history (3), archiving/curatorial (4), information technology (3), grant writing (4), public writing (5), sales (2), public relations (3), German language (2).

The Mill benefits from two other resources: Advisory Council and hired consultants (staff). Our Advisory Council members have both a strong interest in the Mill and competencies in areas that supplement that of the directors. Besides seeking their advice on case-by-case basis, the directors are instituting a twice yearly opportunity to invite the Advisory Council as a group for discussions on one or two focused questions per session, and open-ended discussion. The current Advisory Council includes persons with knowledge in historical, curatorial, preservation, and legal matters. Four members are past directors or trustees of the Schwamb Mill Preservation Trust. Beyond the formal Advisory Council, the Mill maintains contact with dozens of former trustees, directors, artisans, support staff and donors whose collective experience with the Mill and its preservation go back to its birth as a living history museum in 1969, and in the case of former employees of the Schwamb's business, even earlier.

Hired consultants include the Mill's frame maker and turner, who also has tremendous professional experience with period machinery, including more than twenty years' experience with the Mill's own machinery and power systems; a museum programs director of fourteen years, with four decades of experience in architectural history focused on Massachusetts; and a museum assistant with administrative, writing and publicity experience.

Board member Robert Tanner oversees much of the facilities management of the Barn and Mill. He was corporate facilities manager for Olympus, NDT Division, where he was responsible for eight factories and offices in the U.S., Canada and Bahrain. He specified and supervised construction projects in Waltham, Massachusetts, Washington State, Houston, and Bahrain. Individual project costs ranged from \$150 thousand to \$2.5 million.

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7. BUDGET

We have verbal quotations from two licensed roofing contractors.

We are requesting \$20,000 based on those estimates. Of the \$20,000, we are carrying \$2,000 contingency and \$2,000 architect's fee. We are not requesting funds for maintenance costs.

Supervision: Robert Tanner, member of the Board of Directors will be present on site during construction. John Goff, AIA will be the architect of record. Mr. Goff's firm developed a detailed specification for the roof replacement and this document will be the model for the proposed work.

All Old Schwamb Mill preservation projects adhere to the Secretary of the Interior's Standards for the Treatment of Historic properties.

8. OTHER FUNDING

To cover the costs of both normal operations and larger maintenance expenditures, the Mill has three sources of funds: donations, monies from frame sales, and rent from two craft-based industries that operate independently in the Mill's basement and Barn spaces. Donations include contributions from visitors and responses to both a strong Friends of the Mill appeal in April and an Annual Appeal in October. The Mill has diligently grown its donor base through electronic and mailed communications with repeat visitors. At the same time, the Mill has also invested in improvements such as a more efficient heating system to reduce long-term costs of operation and a new stairway, affording the display area with a second egress. In order to address extraordinary project expenses such as the Barn roof, the Mill must look beyond its regular sources of revenue. While the Barn roof will certainly be featured in fundraising throughout 2016, even an increased donor response will not cover the costs this much needed project.

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9. MAINTENANCE

The Schwamb Mill Preservation Trust, Inc. plans to continue to provide at our own expense, as it has in the past, regular maintenance for all work done on the Barn as well as the main Mill Building and Dry House that make up the Old Schwamb Mill. Once the roof is replaced, our Facilities Committee will monitor its condition to ensure that it remains weatherproof to protect the structures, artifacts, and products for which it is responsible. On an annual basis, we perform miscellaneous gutter, sill, and wood repairs as needed as well as caulking and painting the exterior of the building.

The Old Schwamb Mill leadership and volunteers take their role as stewards of the property seriously, through conscientious and rigorous upkeep for nearly fifty years. Our efforts at keeping the property well maintained even include removing tires, shopping carts, and assorted debris from Mill Brook.



Barn Door being repaired and painted, fall 2014

10. IMPACT ON TOWN BUDGET

The Old Schwamb Mill does not receive regular financial support from the Town. Since 1969, when a small visionary group of Arlington residents (led by preservationist Patricia Fitzmaurice) had the foresight to rescue the Old Schwamb Mill from demolition, the Trust has rallied volunteers, solicited donations of material, sought and received public and private funds to preserve and maintain the Old Schwamb Mill in order to deliver high quality educational programs in an environment that is safe for the public.

We have received substantive support for these and other projects generated by regular, ongoing fundraising efforts. These appeals have generated generous support from our friends and donors, as well as several in-kind donations that have allowed us to serve as successful caretakers of the Mill buildings.

As we embark on a revitalized effort to preserve these complex structures, local support is critical in order to leverage additional private and public, state and federal, support.

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ADDITIONAL INFORMATION

1. Control of Site

The Schwamb Mill Preservation Trust's control over the Mill site came incrementally, beginning with the Declaration of Trust of the Schwamb Mill Preservation Trust instrument dated September 3, 1969 and achieving partial resolution on January 16, 1970. This is registered with the Middlesex South Registry of Deeds (Registered Land Division) on Certificate of Title No. 131878, for premises known as 17 Mill Lane, Arlington. This is found in Registration Book 789, Page 128.

In 1988-89, the SMPT acquired the Barn and Dry House from the developers of the Watermill Place Condominiums who embraced the history of the Old Schwamb Mill and found their theme in naming their project the Watermill Place Condominium Trust. On January 3, 1989, they conveyed ownership of these buildings, as recorded in Registry Book 19572, Page 151 (Recorded Land Division).

2. Deed Restrictions

Pursuant to M.G.L. chapter 184, section 32, there is an existing Preservation Restriction Agreement approved on May 11, 1999 (by Judith B. McDonough, Executive Director, Massachusetts Historical Commission (MHC)), notarized by Elsa N. Fitzgerald, MHC Assistant Director, and executed on behalf of the SMPT on May 17, 1999 (Patricia C. Fitzmaurice, Managing Trustee). This Restriction was entered into in connection with successful participation of the OSM in the MHC's Massachusetts Preservation Projects Fund (MHC/MPPF) Round IV of historic preservation grants (application submitted January 9, 1998). The restriction is registered with the Registered Land Division (Book 789, Page 128) as Document 1110541, filed June 23, 1999. The Registered Land Division retains the original document. A photocopy is available on request.

3. Acquisitions

Not applicable

4. Feasibility

Addressed in the application.

5. Hazardous Materials

None evident.

2016 CPC Application from THE OLD SCHWAMB MILL

6. Permitting

A roofing permit, and possibly other permits from Town inspectional services will be required prior to commencement of any work. Additionally, since at least a portion of the Barn is within the 25-foot buffer zone of a jurisdictional resource of the Conservation Commission (and all three buildings are within the 100-foot buffer zone), a meeting with, and probably Notice of Intent to, the Conservation Commission will be required under the Wetlands Protection Act and the Town Wetlands bylaw. We also note the requirements for adherence to applicable state and municipal requirements, such as procurement procedures, consultation with the Town Manager and oversight by a Town department head, as cited in the “REMINDER” on page A-12 of the 2016 Application Process white paper dated 01/04/2016.

7. Environmental Concerns

As cited under item 6. Permitting above, proximity of the entire site to a wetland resource, namely a “river,” in the form of Mill Brook, requires consultation with and reporting by determination of the Arlington Conservation Commission.

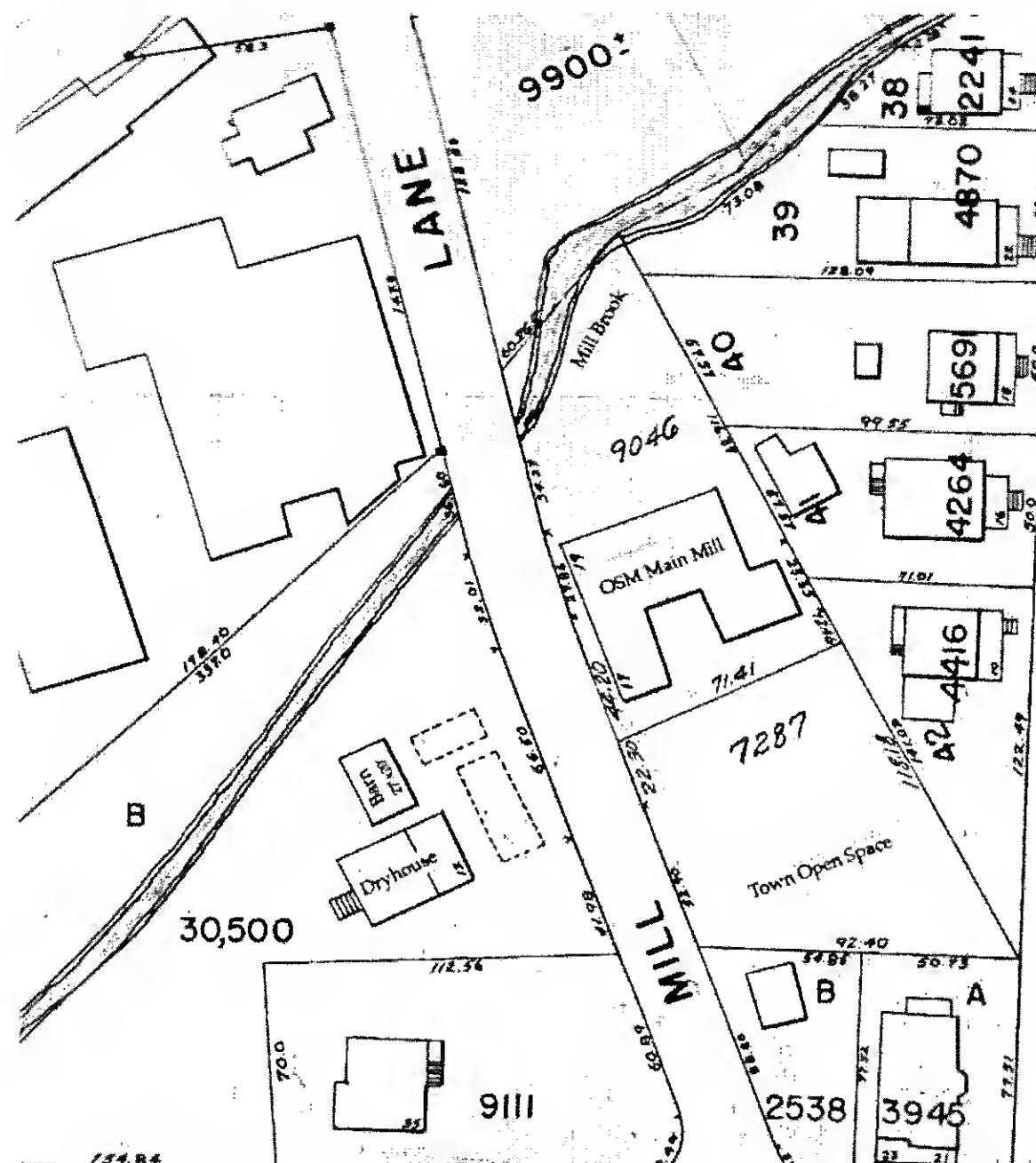
8. Professional Standards

Our preservation architect, John V. Goff, was a member of the team that successfully completed the 1999 MHC/MPPF preservation project work on the three OSM buildings, and who has prepared our recent evaluation and prioritization of necessary work. In conjunction with personnel including OSM director Robert Tanner (facilities management) and others, we are confident of our available technical experience and expertise to accomplish the present proposed effort.

9. Further Attachments

The relevant Assessor’s map, a portion of Block Plan No. 58, shown at the time just prior to the acquisition of the Barn and Dry House by the SMPT, appears below.

2016 CPC Application from THE OLD SCHWAMB MILL



**LOWELL
STREET**

Assessors' Block Plan No. 58 (Ca. 1985) Depicting Main Mill, easterly of Mill Lane, and Barn & Dryhouse westerly. Dotted-line rectangles show areas of air-drying lumber storage. All other buildings westerly of Mill Lane demolished for Watermill Place construction 1984-89.

2016 CPC Application from THE OLD SCHWAMB MILL

LOOKING TO THE FUTURE

The Old Schwamb Mill is not, of course, a line item in the Arlington Town Budget, but its indirect economic impact on the Town of Arlington is considerable with an even greater potential impact.

With three very old wooden buildings to preserve and protect, the Schwamb Mill Preservation Trust, Inc., spends much time and energy attending to their upkeep (we have a total of 95 windows to maintain), a task both endless and costly. Despite a shoestring budget, over the years, grants and donations have allowed the Old Schwamb Mill to flourish as an educational site, a living history museum, and as a cultural venue. Every year hundreds of visitors attend our special lectures, art exhibitions, musical offerings, and craft fairs in addition to the regular guided tours of the Mill. Almost all of our programs are offered to the public free of charge, although donations are happily accepted. We have visitors from all over the United States and from all over the world who seek us out because we are a one-of-a-kind place.

Those who have attended an Old Schwamb Mill foot-stomping musical event with children twirling in front and their parents clapping along surrounded by golden sunshine on mellow wood, have felt what a treasure this historical and cultural resource is. It would be wonderful in the future to have help from the Community Preservation Committee as we ourselves work to keep the roofs on, the windows in place, and the main building painted; we have plans of doing even more.



Foggy Mountain Consort performing at the Mill in the fall of 2014.

2016 CPC Application from THE OLD SCHWAMB MILL

FIVE YEAR PLAN

Of our immediate needs in the next five years, these are the most compelling:

PROJECT	COST ESTIMATE
1. Old Schwamb Mill main building Exterior Envelope Study.....	\$750-1000
2. Dry House Repairs.....	\$8,000
3. Old Schwamb Mill main building window repairs..... (80 windows; 15 have been repaired)	\$550-600 per window
4. Old Schwamb Mill main building paint job Old Schwamb Mill main building trim repair Old Schwamb Mill main building masonry repair.....	\$25,000

2016 CPC Application from THE OLD SCHWAMB MILL

RICHARD A. DUFFY
PUBLIC HISTORIAN
122 APPLETON STREET
ARLINGTON MA 02476
781-643-8218

February 15, 2016

Community Preservation Committee
c/o Adam Chapdelaine, Town Manager
Robbins Memorial Town Hall
730 Massachusetts Avenue
Arlington MA 02476

Dear Committee Members:

I am writing this letter to demonstrate community support for the Old Schwamb Mill's application for a grant from Community Preservation Act funds to replace the wood-shingle roof on the barn building of its complex.

The Old Schwamb Mill is fortunate that at the time it was saved from demolition over 45 years ago, it went immediately from being an active manufacturing business to a living museum, which today continues the practice of wood turning to produce oval and circular picture frames of exceptional craftsmanship. Due to the nature of this historical transition, the two outbuildings (the wood drying-house and the barn) had not been ruined or demolished, as often is the case when a site is dormant for even a brief span of years. It is significant that the ensemble of buildings and their setting on Mill Brook continue to deliver an exceptionally authentic interpretive experience for visitors who include local schoolchildren right up to industrial archeologists from around the world.

The proposed roof replacement is important for two key reasons: (1) long-term preservation of the integrity of the structure, and (2) the use of historical materials and methods (wood versus asphalt or synthetic shingles) that retain the distinctive visual quality of the barn and convey its historical character.

The Old Schwamb Mill as an organization in general, and this project in particular, are precisely what has been contemplated by the establishment of funds through the Community Preservation Act, and I hope that its application will receive your favorable consideration.

Very truly yours,



Richard A. Duffy

2016 CPC Application from THE OLD SCHWAMB MILL

Community Prservation Committee
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

1010 Waltham Street, 205
Lexington, MA 02421
February 11, 2016

Dear Committee Members,

We have been informed that the barn building at the Old Schwamb Mill (OSM) needs immediate repair of its roof, gutters, and trim. We support their application, and request for funds. There should be no delay in repairing a failing roof, to avoid the consequences of damage to the interior of this historic 18th century building.

We are both currently financial supporters of the OSM and volunteers at many of their events. I, Lenore, began my relationship with the Mill in 1971, close to the beginning of its transfer from ownership by the Schwamb family to the not-for-profit Schwamb Mill Preservation Trust, working for the visionary Patricia Fitzmaurice. Despite ever present financial difficulties, her dedication and the dedication of her successors have enabled the Mill to survive and flourish as a cultural treasure in our community. It is worth noting that when Pat saved the Mill from demolition, she saved the Barn and Dry House, too, as essential parts of the Mill site.

I, Howard, am a past president of the Arlington Historical Society and think of the OSM as one of the few remaining historic jewels in our town. Having the OSM gives our community luster, and connection to America's industrial past. Currently the OSM is the only place in America capable of producing magnificent oval wood frames using equipment and manufacturing techniques that date from the 19th century. An attractive and well-kept 18th century barn, an essential component of the OSM site, is what we want to show the Arlington community and our visitors from around the world. The Barn and Dry House are now part of the tour of the OSM offered to visitors, and we have recently learned that the barn basement housed a steam generator used for many years in Mill production.

Far too many of our historic buildings in Arlington have been allowed to fall into decay due to lack of timely maintenance or were lost to urbanization. The OSM, barn, and dry house set near Mill Brook offer a glimpse into days gone by. The OSM buildings are important to the Arlington community, and the funding that is being requested is important to help preserve our jewel. Please fund our application.

Sincerely yours,

Lenore Winkler Howard B. Winkler

Lenore Winkler & Howard Winkler

2016 CPC Application from THE OLD SCHWAMB MILL

167 JASON STREET, ARLINGTON, MA 02476
(781) 646-6192

13 February 2016

Community Preservation Committee
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Dear Committee Members:

I write in support of the application of the Old Schwamb Mill for funding from Arlington's Community Preservation Act. These needed funds will be used to re-roof with wood shingles one of the Mill's historic associated outbuildings.

The three wooden buildings and their still functioning machinery that comprise the Old Schwamb Mill are amazing survivors. Intact and uniquely Arlington's, the Mill represents the industrial complexes – neighborhood sized and made of wood – more typical of a long-gone nineteenth-century New England than the brick complexes common elsewhere. Without regular maintenance using historical materials and techniques, the Mill's wooden buildings would quickly deteriorate – or be "renovated" to twenty-first-century standards that would betray their authenticity.

In the mid-1970s, as an Arlington resident and in my capacity as paper conservator at Harvard's Fogg Art Museum (and thus responsible for framing the museum's prints and drawings), I took a natural interest in the Schwamb Mill and the attempt by Patricia Filzmarie to preserve and continue its historical role as a maker of oval picture frames. She had the vision to understand that the associated outbuildings were as intrinsic to the site as the main building, even though developers urged her to sell them and the land they stood on. For fifteen years I joined her on the Arlington Historical Commission, becoming ever more committed personally to the Mill's survival.

Several years ago my husband and I contributed over \$60,000 to the Mill's endowment, to be used specifically and exclusively for the maintenance of the physical plant. Although expenditures for staffing or machinery overhaul are far less glamorous than support of programs or personnel, without the physical complex the rest would be meaningless to Arlington's heritage and present-day cultural activities. Unfortunately, the endowment income cannot provide for a substantial expense like a roof. I very much hope you will come to the Old Schwamb Mill's assistance and help fund this necessary project. Now and in the future, Arlington will be in your debt.

Sincerely,



Marjorie B. Cohn

2016 CPC Application from THE OLD SCHWAMB MILL

February 10, 2016

Community Preservation Committee
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Dear Committee Members:

I understand that the Old Schwamb Mill Preservation Trust is applying for \$20,000 to repair the roof of the Barn at the Mill. I enthusiastically support the application.

As you well know, the Old Schwamb Mill is one of the jewels of the Town; it is the oldest continuously-operating mill in the entire United States. Moreover, it is a wonderful place to visit to see what its ladies produce and to join in its many stimulating programs.

Our family, through our flagship company, the Arlington Center Garage and Service Corporation, has had the opportunity and pleasure to help safeguard the Town's precious history and notably its buildings. In 1972 my father, John Mirak, founder of ACG, purchased the Theodore Schwamb Company and insisted that its buildings be preserved. Just this week, we are delighted to have completed the renovation of 1167 Mass. Ave., the site of the Theodore Schwamb Company and we believe its occupants, Workbar Arlington (a well known co-working company) will attract residents and others to its site. Also, in 1989 our family was pleased to donate the important Jefferson Cutter House to the Town. So, as the expression goes, we have "skin in the game."

I am sure that the Committee receives applications for more funds than it can dispense. I sincerely feel that the Barn of the Old Schwamb Mill deserves top ranking. I hope you will be able to accommodate its request.

Yours respectfully,

Robert Mirak
President

[Signed copy forthcoming 2/20/2016]

2016 CPC Application from THE OLD SCHWAMB MILL

41 Mary St.
Arlington, MA
February 15, 2016

Community Preservation Committee
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Dear Members of the Committee:

I am writing in support of the application of the Old Schwamb Mill requesting CPA funds to repair the roof located on the Barn building on the Mill's campus, located at 18 Mill Lane in Arlington.

As one of the co-chairs of Arlington Public Art, a committee of Vision 2020, I agree with the Mill's application to replace the roof of the Barn as soon as possible. CPA funding would allow the Old Schwamb Mill to preserve this important historic resource for Arlington and its residents.

The importance of protecting Arlington's historic assets is a value held by many of us. The buildings of the Old Schwamb Mill serve the town by providing a unique resource that represents culture, history, and preservation all in one. The Barn plays a major role in making the Old Schwamb Mill campus the fascinating place that it is, and serves as a cornerstone of the Mill's property.

Not only is the Schwamb Mill an Arlington historic treasure, it also provides a much needed exhibition space for local artists. I have organized two shows for groups of my adult students in the past five years.

Funding this essential historic preservation project represents a true investment in Arlington's legacy. I encourage you to help safeguard it.

Sincerely,



Adria Arch

2016 CPC Application from THE OLD SCHWAMB MILL

February 16, 2016
Community Preservation Committee
730 Massachusetts Avenue
Arlington, MA 02476

Dear Members of the Committee,

I am writing in support of the Old Schwamb Mill requesting CPA funds to replace the roof of the barn, the oldest structure in The Old Schwamb Mill complex.

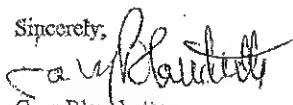
For several years my colleagues and I have taken 7th grade Ottoson Middle School technology students to the Mill as part of their curriculum on manufacturing technologies. The Mill is a piece of history that enriches our students' curriculum experience in so many ways. Students see how the Industrial Revolution, manufacturing, and company growth have manifested in their quaint little town. Mill volunteers and employees do a fantastic job in bringing history to life and providing a real world meaning to what the students are learning in class.

Students review past employee records, safety reports and wage earnings from the early beginnings of the Mill. They view the Mill Brook and learn how the Mill has been powered through the past hundred years, including the use of the water wheel, steam power and electricity. Students also get to meet the wood turner who takes them through the manufacturing process to create custom-made oval picture frames that are still sold today.

The Mill offers the whole community an opportunity to take a trip back in time and view how manufacturing and business practices have evolved as technology has changed. The Mill also offers many opportunities for the community to visit, see, and purchase some of the artistic displays of the townspeople's talents. The Mill provides a truly eye opening experience and one that I regularly urge families to see. It is outstanding that our students have the ability to easily access the knowledge and experience the Mill and its employees have to offer so close to home.

Funding this essential historic preservation project represents a true investment in Arlington's legacy. I encourage you to help safeguard it.

Sincerely,


Gary Blanchette
Technology Education/ Engineering
Ottoson Middle School
2014 Mass Tec Program of the Year
2015 Mass Tec Teacher of the Year

2016 CPC Application from THE OLD SCHWAMB MILL

183 Jason Street
Arlington, MA 02476

February 16, 2016

Community Preservation Committee
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Dear Members of the Committee:

I am writing in support of the application of the Old Schwamb Mill requesting CPA funds to repair the roof of the barn building on the Mill's campus, located at 18 Mill Lane in Arlington.

As a longtime supporter and advocate for the Old Schwamb Mill and former member of the Board of Directors, I agree with the Mill's application to replace the roof of the Barn as soon possible. I recall, while I was Town Manager the long conversations I had with Pat Fitzmanus regarding the Mill and its significance to the Town; now, years later, the timely maintenance of the Mill buildings has become, of necessity, a top priority. CPA funding would allow the Old Schwamb Mill to preserve this important historic resource for Arlington and its residents.

The importance of protecting Arlington's historic assets is a value held by many of us. The buildings of the Old Schwamb Mill serve the town by providing a unique resource that represents culture, history, and preservation all in one. The Barn plays a major role in making the Old Schwamb Mill campus the fascinating place that it is, and serves as a cornerstone of the Mill's property.

Funding this essential historic preservation project represents a true investment in Arlington's legacy. I strongly encourage you to help safeguard it.

Sincerely,

Donald R. Marquis

Donald R. Marquis

2016 CPC Application from THE OLD SCHWAMB MILL

February 19, 2016



MARK RICHEY

MARK RICHEY WOODWORKING

Community Preservation Committee
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Dear Committee Members,

Trustee-directors of the Schwamb Mill Preservation Trust have told me that they are submitting a grant application to your committee on behalf of the Old Schwamb Mill (OSM) for modest funding under round one of the monies to be made available this coming fall under the Community Preservation Act (CPA).

I write to offer strong support for the OSM application, as a businessman, a manufacturer of custom woodworking products, a resident and taxpayer of Arlington for 26 years, a parent, and a regular contributor to the OSM. In my opinion, the OSM is a unique and vital Town institution precisely within the intent of the CPA as deserving of municipal support.

The Mill is an engine of economic development for the Town simply by drawing visitors to the Heights both during the day and during sponsored events in the evenings. It brings together people from all over with interests in historic buildings, industrial history, woodworking, art, and literature, just to name a few. Besides the unique machinery that a trained craftsman uses to manufacture oval frames, I am personally fascinated by how the facility displays the history of mechanical power in America. Moreover, in our technologically rich lives I fear that people are losing a connection with how things are actually made. The Mill demonstrates this in a tactile way that is rare and is less and less accessible, especially to young people. We need more ways to inspire people to do things with their hands and the Mill supports that mission.

Thank you for your service to the town and consideration of OSM's request.

Sincerely,

Greg Porfido,
Chief Operating Officer
MARK RICHEY WOODWORKING